



**HOUSING AUTHORITY  
of the County of Los Angeles**

Administrative Office  
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**Gloria Molina**  
**Yvonne Brathwaite Burke**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
Commissioners

**Carlos Jackson**  
Executive Director

June 28, 2005

Honorable Board of Commissioners  
Housing Authority of the  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**ADOPT A RESOLUTION APPROVING THE HOUSING AUTHORITY'S AMENDMENT  
TO THE PUBLIC HOUSING LEASE AGREEMENT (ALL DISTRICTS)  
(3 Vote)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Adopt and instruct the Chair to sign the attached Resolution approving the Housing Authority's Amendment to the Public Housing Lease Agreement (Lease Agreement), to incorporate new policies and procedures for the administration of the Conventional Public Housing Program.
2. Authorize the Executive Director of the Housing Authority to take all necessary actions to implement the attached Amendment to the Lease Agreement, effective on the date of Board approval.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:**

The U.S. Department of Housing and Urban Development (HUD) requires that your Board adopt a Resolution approving the Amendment to the Lease Agreement prior to implementation.

**FISCAL IMPACT/FINANCING:**

There is no fiscal impact related to this action.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS:**

Federal law and regulations authorize the Housing Authority to terminate a lease agreement if a resident engages in illegal criminal activity that threatens the health or safety of residents, management personnel, or others (24 Code of Federal Regulations (CFR) Section 966.4). To maintain a safe living environment in Public Housing, the Housing Authority proposes amending the Lease Agreement to include additional specificity as to a breach of the Lease Agreement.

In addition, this amendment supports the Housing Authority's mission to provide safe and secure housing for its residents and its need to protect its employees. Therefore, Section 6A of the Lease Agreement, Resident's Obligations, will be amended as follows (new language shown in bold; deleted text shown as stricken):

To refrain from, and to assure **that** household members and guests refrain from creating or maintaining a threat to the health and safety of other Residents, Management's employees, or the public, or engaging in illegal or offensive behavior, including but not limited to: **(a) committing a crime that subjects you or any household member to a lifetime sex offender registration requirement imposed by any State sex offender registration program;** **(b)** shooting guns;; **(c)** threatening others with guns, knives or weapons;; **(d)** verbal threats of violent criminal activity;; or **(e)** lighting, exploding, storing or possessing firecrackers, explosives or flammable or combustible materials or fluids. Resident understands and acknowledges that committing any of the acts described in this subparagraph (A) is a material breach of this Lease and that Management may proceed with termination of the Lease for any such violation on three (3) day's notice.

All other terms and conditions of the Lease Agreement will remain in full force and effect. The current Lease Agreement was implemented in 2001.

The proposed Amendment to the Lease Agreement was made available to residents during a 30-day review and comment period, which occurred from May 13, 2005 to June 11, 2005. In accordance with 24 CFR Section 966.3, the Amendment to the Lease Agreement was mailed to all public housing residents prior to the 30-day review and comment period. A summary of relevant public comments has been forwarded to your offices under separate cover.

The attached Resolution has been approved as to form by County Counsel. Special Counsel to the Housing Authority has reviewed and approved the Amendment to the Lease Agreement. On June 22, 2005, the Housing Commission recommended approval of the Amendment to the Lease Agreement.

**ENVIRONMENTAL DOCUMENTATION:**

The Housing Authority's Amendment to the Public Housing Lease Agreement is exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to 24 CFR Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. This action is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

**IMPACT ON CURRENT SERVICES AND PROJECTS:**

Adoption of the Amendment to the Lease Agreement will allow the Housing Authority to maintain a safe living environment for all residents of the Conventional Public Housing Program and to protect Housing Authority employees in accordance with federal law and HUD requirements.

Respectfully submitted,



CARLOS JACKSON  
Executive Director

Attachments: 1

**RESOLUTION APPROVING THE AMENDMENT TO THE PUBLIC HOUSING  
LEASE AGREEMENT OF THE HOUSING AUTHORITY OF THE  
COUNTY OF LOS ANGELES**

WHEREAS, the Housing Authority of the County of Los Angeles (Housing Authority) administers the Conventional Public Housing Program to provide housing for low-income residents of the unincorporated territory of the County of Los Angeles, using funds provided by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the Housing Authority desires to approve an Amendment to the Public Housing Lease Agreement to further protect the residents and employees of its Conventional Public Housing Program.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Housing Authority of the County of Los Angeles as follows:

1. The Amendment to the Public Housing Lease Agreement of the Housing Authority of the County of Los Angeles, attached as Exhibit A to the Resolution, is approved for implementation.
2. This Resolution shall take effect immediately.

THE HOUSING AUTHORITY OF THE COUNTY  
OF LOS ANGELES

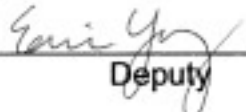
By \_\_\_\_\_  
Chair of the Board of Commissioners

ATTEST:

Violet Varona-Lukens, Executive Officer  
Clerk of the Board of Commissioners  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
RAYMOND G. FORTNER, JR.  
County Counsel

By   
Deputy

APPROVED BY BOARD ACTION ON: \_\_\_\_\_

### **EXHIBIT "A"**

#### **Section 6A of the Lease Agreement, Resident's Obligations:**

To refrain from, and to assure that household members and guests refrain from creating or maintaining a threat to the health and safety of other Residents, Management's employees, or the public, or engaging in illegal or offensive behavior, including but not limited to: (a) committing a crime that subjects you or any household member to a lifetime sex offender registration requirement imposed by any State sex offender registration program; (b) shooting guns; (c) threatening others with guns, knives or weapons; (d) verbal threats of criminal activity; or (e) lighting, exploding, storing or possessing firecrackers, explosives or flammable or combustible materials or fluids. Resident understands and acknowledges that committing any of the acts described in this subparagraph (A) is a material breach of this Lease and that Management may proceed with termination of the Lease for any such violation on three (3) day's notice.